

Minutes of Special and Regular Meeting of October 24, 2017

One Twin Pines Lane, Belmont, CA

SPECIAL MEETING

CLOSED SESSION 6:30 PM

- A. Conference With Legal Counsel (Govt Code Section 54956.9(d)(1))
One Case: Baka v. City of Belmont, San Mateo Superior Court No. CIV 523248;
(Marburger)

Attended by: Councilmembers Hurt, Kim, Lieberman, Mayor Stone (Councilmember Reed absent)

ADJOURNMENT 6:50 P.M.

Terri Cook
City Clerk

REGULAR MEETING

CALL TO ORDER 7:00 P.M.

ROLL CALL

Councilmembers Present: Hurt, Kim, Lieberman, Stone

Councilmembers Absent: Reed

PLEDGE OF ALLEGIANCE

Led by School Resource Officers Brian Vogel and Eric Gonzales

REPORT FROM CLOSED SESSION

No reportable actions.

SPECIAL PRESENTATIONS

Red Ribbon Week Presentation (Police Department)

School Resource Officers Vogel and Gonzales presented certificates to the winning Red Ribbon Week poster contest winners.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Tim O'Brien, Belmont resident, requested clarification regarding the restoration of Ralston Avenue following the work being done by PG&E.

COUNCILMEMBER ANNOUNCEMENTS

Councilmember Kim described the recent visit by second graders from Nesbit School. He thanked the Police and Fire Departments for their assistance with the fires in the North Bay. He commented regarding the gift card donation program that was under way to assist fire victims.

Mayor Stone announced the upcoming charity event at Devil's Canyon Brewery, as well as the Senior Showcase hosted by the Daily Journal. He also announced the upcoming Veterans

Memorial dedication ceremony.

COMMENTS REGARDING CONSENT CALENDAR

Councilmember Kim explained that he did not intend to vote no on the introduction of the cannabis ordinance at the September 12th meeting. He noted that he will remedy this at the final vote when the ordinance comes back for final adoption.

ITEMS APPROVED ON CONSENT CALENDAR

Minutes of Special and Regular Meeting of Sept. 12, 2017, Special and Regular Meeting of Sept. 26, 2017, City Council Special Meeting of Sept. 28, 2017, and City Council Special Meeting of Oct. 3, 2017

ACTION: On a motion by Councilmember Lieberman, seconded by Councilmember Hurt, the Consent Agenda was unanimously approved (4-0, Reed absent).

PUBLIC HEARINGS

2035 General Plan (GP) Update & Phase 1 Zoning Regulations, Climate Action Plan (CAP), and Final Environmental Impact Report (FEIR)

Community Development Director de Melo described the multi-year process regarding these documents. He outlined the Planning Commission hearing process and recommendation for approval, and outlined the City Council's multi-step approval process.

Sophie Martin, General Plan consultant, outlined the public outreach process that been undertaken place since 2014. She explained that the Final EIR (Environmental Impact Report) must be certified before other policy documents can be approved. She outlined the various areas of environmental impact addressed in the FEIR. She pointed out that the EIR outlines significant and unavoidable impacts in the areas of air quality, noise, and transportation, and clarified that these are common impacts for a General Plan. She also described the nature of comments received during the comment period for the EIR.

Ms. Martin described the basic components of a General Plan. She provided an overview of land use, potential economic growth areas, and the circulation element. She described key elements and goals of the Climate Action Plan, which is a companion document to the General Plan. She also noted that the Phase 1 zoning creates new zoning districts, and provides a cleanup and rewording of existing zones.

Mayor Stone spoke regarding the jobs to homes balance comments that were received. He clarified that one household unit may not constitute a one-person household. He commented regarding the potential for the HIA (Harbor Industrial Area), which is currently not part of Belmont. He spoke regarding the potential negative impact of not adopting any new documents.

Mayor Stone opened the Public Hearing.

Alice Mansell, urged the City Council to set aside areas for community benefits, which is not considered a taking of property. She pointed out that the proposed plan constitutes upzoning. She spoke regarding specific parcels in the Village area that are not included in the Village zoning. She encouraged the City to set the lowest height and density.

Tim O'Brien, Belmont resident, spoke regarding the need for improvements for bicyclists and pedestrians, as well as the need for bike parking. He suggested requiring bike storage for mixed use buildings.

Sarah Feldman, Silicon Valley Ice Skating Association, spoke regarding jobs/housing imbalance, and the need for more recreational opportunities. She described the demand for indoor ice skating facilities. She recommended not replacing community benefits with housing.

Kevin Burke, Belmont resident, expressed concerns regarding rental prices in the region, and stated that the proposed plan does not address this issue.

Diane Bailey, Belmont resident, spoke regarding sustainability. She expressed support for Alternative 1, FAR (floor area ratio) limits, smart transportation, and zero net carbon emission requirements for developments over 10,000 square feet.

Jeffrey Selman, Belmont resident, stated that a general plan should address regional planning, not just for Belmont. He expressed support for the proposed plans.

Joanna Rawberg, Pacifica resident, spoke regarding the loss of Belmont Iceland.

Tori Park, Belmont resident, expressed concerns regarding the rental environment. She also spoke regarding the need for recreation opportunities.

Susan Wright, Belmont resident, suggested increasing staff in order to implement the Climate Action Plan.

Chris Sturken, Belmont resident, expressed support for an increase in housing. He also supports zero net emission regulations for new developments, including residential developments. He expressed concerns regarding the impact of the plan on existing residential rents and home prices.

Mary Morrissey Parden, Belmont Chamber of Commerce, thanked the City Council for moving this project forward.

Mayor Stone closed the Public Hearing.

Mayor Stone clarified that the former Belmont Iceland was a privately held company. He does not support forcing zoning to require an ice rink at that location. He pointed out that the proposed General Plan update does not preclude a future owner from using the property as a rink in the future.

Councilmember Lieberman expressed his appreciation for all who have been involved in this matter. He commented regarding the need to find jobs/housing balance. He commended the process.

Councilmember Hurt commented that the document will provide for a positive future for the community, will allow the City to respond to opportunities and to meet challenges, and will also

provide for collaboration with other agencies. She also commented that the plan will preserve, enhance, and grow the beauty of Belmont. She expressed gratitude to stakeholders and noted that a good balance has been struck in EIR (Environmental Impact Report).

Councilmember Kim commended the process for the update to the General Plan, and pointed out that an update is overdue. He noted the plan addresses infrastructure and transportation, and the land use element focuses on a vibrant downtown that will create an identity for Belmont. He also noted that Belmont has suffered from a lack of a diverse economy, which is addressed in the new plan. He stated that policies will promote a healthier community. He cited the need to be sensitive regarding the future of the HIA (Harbor Industrial Area) and the potential displacement of lower income jobs. He supports a policy that promotes prevailing wage. He also supports balancing the need for a new vibrant downtown and its impact on Ralston traffic. He does not support extending Fifth Avenue to Ralston Avenue.

Mayor Stone commented regarding the public outreach and education strategy utilized for the General Plan. He explained the requirement for alternatives to be identified as part of the EIR process. He clarified that housing represents households, not single-family units. He noted that the market and the City Council will drive how the Plan is implemented. He expressed support for continued discussion of more environmental issues such as traffic demand management (TDM), solar, and net carbon zero. He stated that the Plan provides for additional greenhouse requirements in the future.

ACTION: On a motion by Councilmember Hurt, seconded by Councilmember Kim, Resolution 2017-076 Making all Findings Required Under the California Environmental Quality Act (CEQA), Including a Statement of Overriding Considerations, Adopting a Mitigation Monitoring and Reporting Program, and Certifying a Final Environmental Impact Report (FIER) for the Belmont 2035 General Plan (GP) Update, Phase 1/Interim Zoning, Belmont Village Specific Plan (BVSP) & Belmont Village Zoning (BVZ), and Climate Action Plan in Accordance With CEQA was unanimously approved (4-0, Reed absent).

Council concurred to incorporate the response-to-comments matrix that has been prepared for the General Plan, Belmont Village Specific Plan, and Climate Action Plan.

Discussion ensued regarding connectivity related to the Fifth Avenue extension. Ms. Martin described options included in the EIR to address this issue in the circulation element. She pointed out that the future implementation of any of these options does not change certification of the EIR.

RECESS: 9:20 P.M.
RECONVENE 9:30 P.M.

OTHER BUSINESS

Local Minimum Wage in Belmont

City Manager Scoles provided some background of the City Council's direction to address minimum wage in Belmont. He described recent State law which provides for an acceleration of the minimum wage through 2027. He pointed out that the buying power of minimum wage has decreased over the years. He outlined cities in the Bay Area with local minimum wage regulations which accelerate the schedule beyond the State levels.

Greg Brown, on behalf of Machinists and Aerospace workers, pointed out that the State minimum wage applies to many cities where the cost of living is much lower. He expressed support for Alternative C with modifications.

William White, United Way Bay Area, expressed support for higher minimum wage. He suggested increasing it to \$15 by 2020.

Loring DeMartini, Belmont resident/business owner, does not support an increase in minimum wage. He pointed out that doing so will not help people who struggle at minimum wage, and this will impact residents in terms of higher prices.

Michelle Buzbee, Belmont resident, expressed support for an accelerated minimum wage.

Kevin Burke, expressed concern regarding tradeoffs with a higher minimum wage, including lack of training and fewer employees, as well as buying power. He expressed the need to focus on stabilizing rents or maximizing affordable housing or inclusionary housing.

Rayna Lehman, San Mateo County Labor Council, expressed support for an effort to increase the minimum wage with no exemptions. She also stated that such an ordinance should address retaliation, and should be strongly enforced. She also expressed support for a uniform higher minimum throughout the county.

Diane Bailey, Belmont resident, expressed support Alternative C. She also spoke regarding the high cost of living in Bay Area.

Chris Sturken, Belmont resident, expressed support for Alternative C.

Jeffrey Selman, Belmont resident, stated that the market drives wages.

Tim O'Brien, Belmont resident, expressed support for an accelerated minimum wage. He pointed out that the State minimum wage applies to areas with a lower cost of living, and that lower wages could result in taxpayers subsidizing employees in other ways.

Councilmember Kim pointed out that many businesses take advantage of minimum wage to keep prices low. He noted that a low minimum wage is not sustainable. He recognizes the impact on local businesses. He suggested that other cities should also consider accelerating the minimum wage schedule. He expressed support for Alternative C, and could support other options. He suggested that retail operators should increase prices to compensate.

Councilmember Hurt spoke regarding the City's outreach efforts to the business community regarding this matter. She noted that the City needs to be part of the solution, and that it is not the goal to result in economic damage. She expressed the need to help families, and that local cities need to make the change. She expressed support for a regional increase. She stated that the minimum wage issue could help address a future living wage discussion. She noted that many minimum wage earners have families, and many people get other subsidies due to lower wages. She supports Alternative C.

Councilmember Lieberman pointed out that the City has limited information regarding how many households earn minimum wage and how many businesses pay minimum wage. He expressed support for focusing on larger businesses if the minimum wage is to be accelerate, and he also supports revisiting when acceleration meets the State increase. He pointed out that he did not support addressing minimum wage when it was first raised. He is concerned regarding the impact on small business. He suggested that all businesses should not be treated the same.

Mayor Stone noted that raising the minimum wage does not harm the economy and that it can only hurt if recession happens within a year of raising the wage. He commented regarding tipped restaurant employees. He suggested that the entire region should increase the minimum wage. He noted that Belmont is different from cities in other areas of the State, and should not have the same minimum wage as those cities. He pointed out that many households in Belmont are barely surviving. He expressed a desire to help Belmont businesses. He supports getting to \$15 by 2020, and matching up to San Mateo the year following.

COMMISSION, COMMITTEE, AND COUNCIL INTERGOVERNMENTAL ASSIGNMENT UPDATES, AND STAFF ITEMS

Verbal report from Councilmembers on Intergovernmental (IGR) and Subcommittee Assignments

Councilmember Hurt stated that as liaisons to the Youth Advisory Committee (YAC), she and Councilmember Kim met with staff to discuss goals for the coming year.

Councilmember Kim outlined topics discussed at a recent C/CAG and Bay Area Air Quality Management District meeting (BAAQMD).

Mayor Stone described topics discussed at a recent SamTrans Board Retreat.

Verbal report from City Manager

City Manager Scoles provided an update regarding the PG&E pipeline project. He announced the Public Works Department's new Adopt a Drain program. He stated that the Peninsula Clean Energy's annual report is available on the City's website. He noted that Belmont firefighters have returned from North Bay fires. He described a gift card fundraising campaign under way for the fire victims.

ADJOURNMENT at this time, being 11:10 P.M., in memory of Bill McCune, father of Planning Commissioner Tom McCune.

Terri Cook
City Clerk

Meeting televised and webstreamed.